185.0	0001	0005.A	1 of 2	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,243,600 / 3,453,400
					USE VALUE:	1,243,600 / 3,453,400
					ASSESSED:	1,243,600 / 3,453,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1175	-A	CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMAN CATHOLIC ARCH OF BOS
Owner 2:	C/O REV JAMES O'LEARY
Owner 3:	
Street 1:	1175 CONCORD TURNPIKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,000 Sq. Ft. of land mainly classified as Church/Syn with a Church/Syn. Building built about 1950, having primarily Brick Exterior and 7948 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
961	10000.000	739,600		504,000	1,243,600
Total Card	0.230	739,600		504,000	1,243,600
Total Parcel	0.230	2,949,400		504,000	3,453,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 156.47 | /Parcel: 161.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	124243
GIS Ref	
GIS Ref	
Insp Date	05/16/00

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 185.0-0001-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	961	FV	2,949,400	0	10,000.	504,000	3,453,400	3,453,400	Year End Roll	12/18/2019
2019	961	FV	2,600,400	0	10,000.	504,000	3,104,400	3,104,400	Year End Roll	1/3/2019
2018	961	FV	2,600,400	0	10,000.	424,800	3,025,200	3,025,200	Year End Roll	12/20/2017
2017	961	FV	2,600,400	0	10,000.	388,800	2,989,200	2,989,200	Year End Roll	1/3/2017
2016	906	FV	2,600,400	0	10,000.	331,200	2,931,600	2,931,600	Year End	1/4/2016
2015	906	FV	2,251,300	0	10,000.	288,000	2,539,300	2,539,300	Year End Roll	12/11/2014
2014	906	FV	2,251,300	0	10,000.	266,400	2,517,700	2,517,700	Year End Roll	12/16/2013
2013	906	FV	2,251,300	0	10,000.	253,400	2,504,700	2,504,700		12/13/2012

!14354!

PRINT

Date	Time
12/11/20	04:12:50

LAST REV

Date	Time
03/11/16	08:42:04
mmcmakin	
14354	

USER DEFINED

Prior Id # 1:	124243
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7570-272		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2002	962	Add Bath	20,000					
8/21/1997	495	Manual	2,000					NEW HANDICAP RAMP
10/14/1992	507		10,000					ADD CLASSROOMS

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2000	Meas/Inspect	264	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
961	Rectory		10000		Sq. Ft.	Site		0	70.	0.72	7									504,000						504,000	

Total AC/HA: 0.22957 | Total SF/SM: 10000 | Parcel LUC: 906 | Church/Syn | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.92581785
Const Adj.:	1.04989493
Adj $ / SQ:	121.501
Other Features:	25500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1137918
Depreciation:	398271
Depreciated Total:	739647

COMMENTS

RECTORY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 5		Baths: 3					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

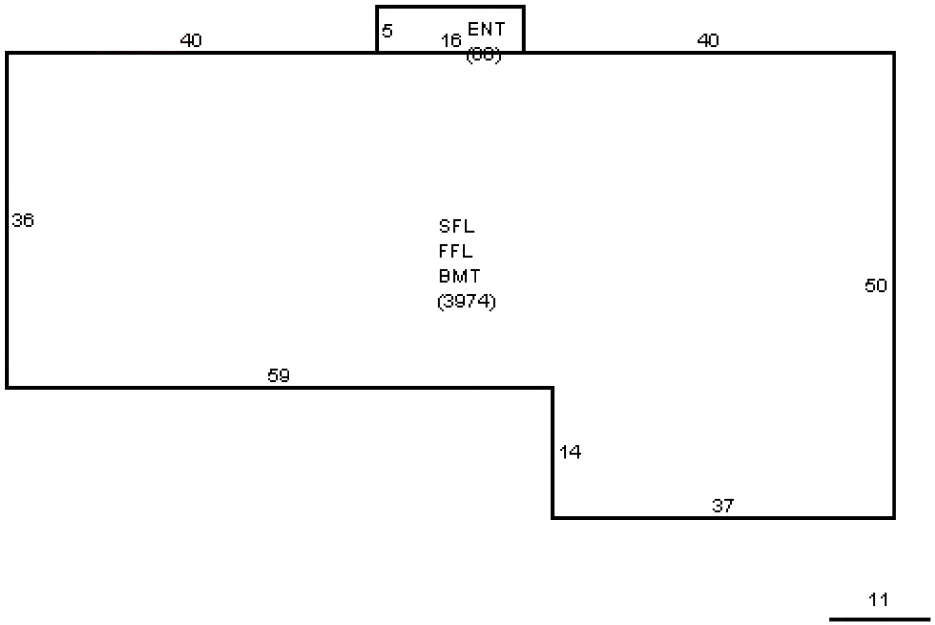
No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	121.50
Special Features:	0	Val/Su Net:	61.62
Final Total:	739600	Val/Su SzAd	93.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,974	36.450	144,854
FFL	First Floor	3,974	121.500	482,847
SFL	Second Floor	3,974	121.500	482,847
ENT	ENTRY	80	23.390	1,871

Net Sketched Area:	12,002		Total:	1,112,419	
Size Ad	7948	Gross Are	12002	FinArea	7948

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.0-0001-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc

185.0	0001	0005.A	2 of 2	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	2,209,800	/	3,453,400
USE VALUE:	2,209,800	/	3,453,400
ASSESSED:	2,209,800	/	3,453,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1175	-A	CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMAN CATHOLIC ARCH OF BOS
Owner 2:	C/O REV JAMES O'LEARY
Owner 3:	
Street 1:	1175 CONCORD TURNPIKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,000 Sq. Ft. of land mainly classified as Church/Syn with a Church/Syn. Building built about 1962, having primarily Brick Exterior and 13436 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
906	0.000	2,209,800			2,209,800
Total Card	0.000	2,209,800			2,209,800
Total Parcel	0.230	2,949,400		504,000	3,453,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 164.47 | /Parcel: 161.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	124243
GIS Ref	
GIS Ref	
Insp Date	05/16/00

!14354!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 185.0-0001-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
12/11/20	04:12:53

LAST REV

Date	Time
01/09/14	13:36:06
mmcmakin	
14354	

USER DEFINED

Prior Id # 1:	124243
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2003	349	Manual	3,000					remove and replace

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2000	Meas/Inspect	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
906	Church/Syn		0		Sq. Ft.	Site		0	0.	0.00	7																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 906 | Church/Syn | Prime NB Desc: ARLINGTON | Total: | Spl Credit | Total:

Sample output to test PDF Combine only

EXTERIOR INFORMATION

Type:	46 - Church/Syn.		
Sty Ht:	1 - 1 Story		
(Liv) Units:		Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	5 - Tile		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.87442690
Const Adj.:	1.09231067
Adj $ / SQ:	119.393
Other Features:	21905
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	3069161
Depreciation:	859365
Depreciated Total:	2209796

COMMENTS

CHURCH.

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:					HB	2	

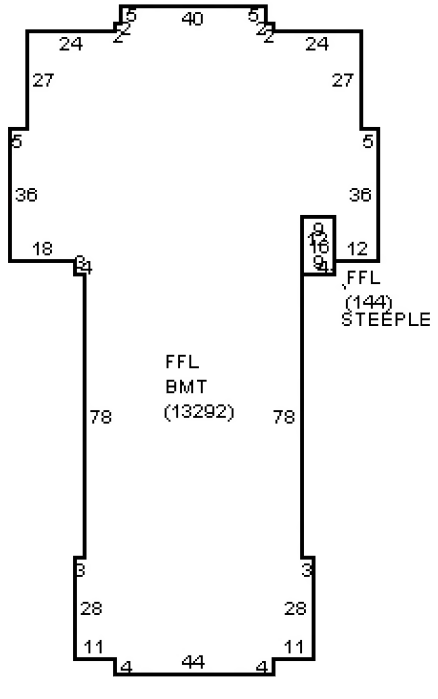
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	13,436	119.390	1,604,167
BMT	Basement	13,292	35.820	476,092
	Net Sketched Area:	26,728	Total:	2,080,259
Size Ad	13436	Gross Are	26728	FinArea 13436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.31
Special Features:	0	Val/Su Net:	82.68
Final Total:	2209800	Val/Su SzAd	164.47

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

185.0-0001-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

Sample output to test PDF Combine only

More:	N	Total Yard Items:		Total Special Featues:		Total:	